



# Public Notice

**Applicant:**  
Woodcroft Glenn

**Date:**  
**Published:** July 1, 2004  
**Expires:** July 30, 2004

**U.S. Army Corps  
of Engineers**

**In Reply Refer To:**

**Buffalo District CELRB-TD-R RE: 2003-01221(0) Section: OH 404**

**Application for Permit under Authority of  
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Mr. Kurt Updegraff, 14300 Ridge Road, Suite 100, North Royalton, Ohio, 44133 has applied for a Department of the Army permit to fill 0.994 acre of federally jurisdictional wetlands and 92 linear feet of streams for the purpose of constructing a 110 unit residential subdivision to be named Woodcroft Glen. An additional 0.16 acre of wetland will be impacted by temporary flooding inside a storm water basin. The project area is located north of Royalton Road, between York Road and Atkins Road, in the City of North Royalton, Cuyahoga County, Ohio.

Nine federally jurisdictional wetlands, totaling 3.29 acres, and three intermittent streams, totaling 1830 linear feet, occur on the 14 acre site.

As mitigation to compensate for the permanent impacts to 1.15 acres of wetland and 92 linear feet of streams, the applicant has proposed to purchase 1.8 acres of wetland credit at the North Coast Regional Council of Park Districts Wetland Mitigation Bank, Carlisle Reservation - Hale Road site.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Mark W. Scalabrino, who can be contacted by calling (716) 879-4327, or by e-mail at: mark.w.scalabrino@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area as shown on Sheet 1 of 3. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the

U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Mark W. Scalabrino, or by e-mail at: mark.w.scalabrino@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

# SIGNED

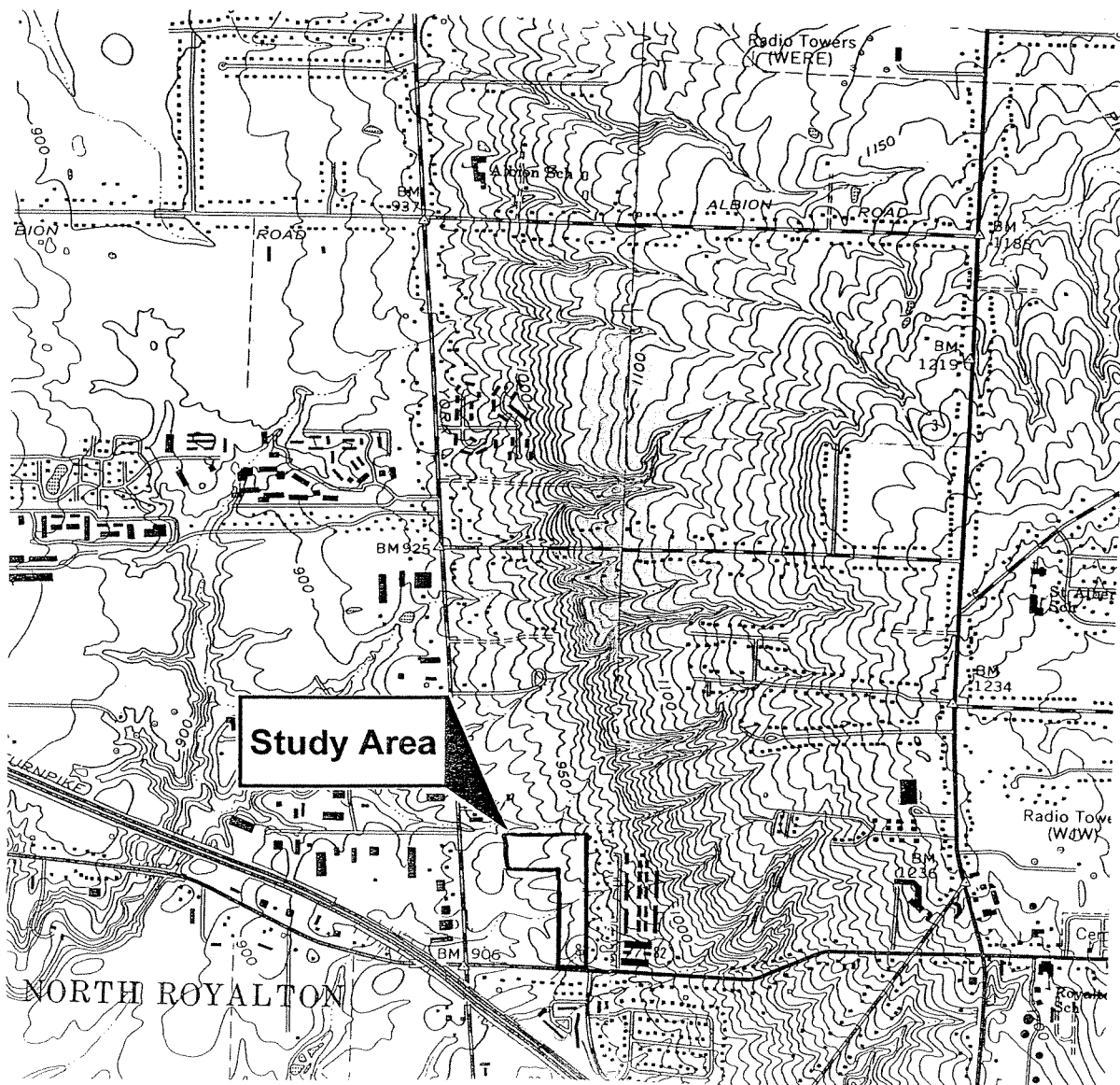
Thomas C. Switala  
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

**Appendix C**  
**Location of Study Area on**  
**USGS 7.5-Minute Topographic Map (Berea Quadrangle)**



**Site:** Woodcroft Glen, 14 Acres, Royalton Road, North Royalton, Ohio **Scale:** 1" = 2,000'



UPDEGRAFF, KURT  
D/A Processing No. 2003-01221(0)  
Cuyahoga County, Ohio Quad: BEREA  
Sheet 1 of 4

October, 2002

Wetland BB\*  
(0.005 acre)

Stream 4\*  
(600 linear feet)

Wetland A  
(0.651 acre)

Wetland H  
(0.036 acre)

Wetland Mosaic F/G  
(0.335 acre\*)

Wetland AA\*  
(0.686 acre)

Wetland B  
(0.783 acre)

Stream 1  
(764 linear feet)

Prepared for

**Woodcroft Glen Cluster Homes**

Woodcroft Glen  
14 acres, Royalton Road  
North Royalton, Ohio

Prepared by



Data used to produce this map  
were collected on September 26,  
2002, revised July 1 and October  
14, 2003 per COE site visit.  
Additional area March 11, 2004

Wetland E  
(0.017 acre)

Wetland C  
(0.698 acre)

Stream 2  
(199 linear feet)



50% Wetland Mosaic  
(\*acres calculated for the portion of  
wetlands within area shown)

———— = Study area

----- = \*Additional study area (March 11, 2004)

~~~~~ = Drainageway (1,218 linear feet)

~~~~~ = Direction of flow

Wetland D  
(0.081 acre)

Stream 3  
(255 linear feet)

Royalton Road

N. Akins Road

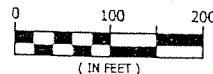
UPDEGRAFF, KURT

D/A Processing No. 2003-01221(0)

Cuyahoga County, Ohio Quad: BERE A

Sheet 2 of 4

GRAPHIC SCALE



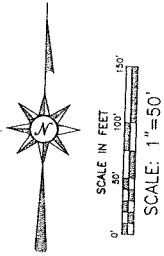
( IN FEET )

UPDEGRAFF, KURT  
D/A Processing No. 2003-01221(0)  
Cuyahoga County, Ohio Quad: BERE A  
Sheet 3 of 4

WETLAND IMPACT AREAS  
WOODCROFT GLEN  
NORTH ROYALTON CUYAHOGA CO., OHIO  
MINIMAL DEGRADATION PLAN

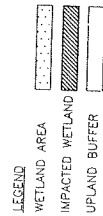
McGANN ASSOCIATES, INC.  
5535 ROCK ROAD  
NORTH CLEVELAND, OHIO 44135  
(416) 884-1243

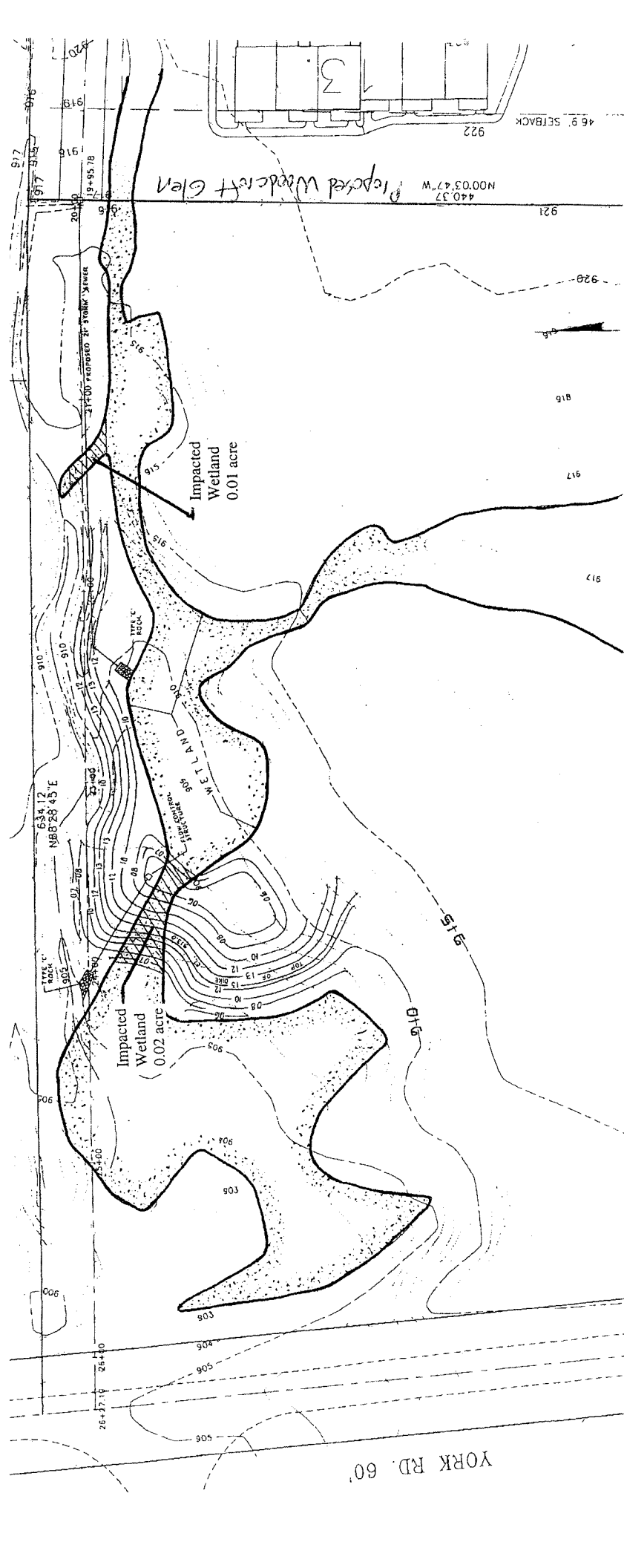
DEC. 1, 2003



| WETLAND IMPACT AREA |            |               |
|---------------------|------------|---------------|
| WETLAND DESIGNATION | TOTAL AREA | IMPACTED AREA |
| A                   | 0.651 AC   | 0.415 AC      |
| B                   | 0.783 AC   | 0.010 AC      |
| C                   | 0.698 AC   | 0.205 AC      |
| D                   | 0.081 AC   | 0.019 AC      |
| E                   | 0.017 AC   | 0.017 AC      |
| F/G                 | 0.335 AC   | 0.262 AC      |
| H                   | 0.036 AC   | 0.036 AC      |
| TOTALS              | 2.601 AC   | 0.984 AC      |

| STREAM IMPACT |              |                 |
|---------------|--------------|-----------------|
| STREAM NUMBER | TOTAL LENGTH | IMPACTED LENGTH |
| 1             | 775 LF       | 28 LF           |
| 2             | 200 LF       | 32 LF           |
| 3             | 255 LF       | 32 LF           |





UPDEGRAFF, KURT  
D/A Processing No. 2003-01221(0)  
Cuyahoga County, Ohio Quad: BERE A  
Sheet 4 of 4